

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF New York

In Re. Avon Place LLC

Case No. 25-41368

 Debtor(s)

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☐ Jointly Administered**Monthly Operating Report**

Chapter 11

Reporting Period Ended: 05/31/2025Petition Date: 03/21/2025Months Pending: 2

Industry Classification:

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Reporting Method:

Accrual Basis ☐Cash Basis ☒

Debtor's Full-Time Employees (current):

0

Debtor's Full-Time Employees (as of date of order for relief):

0**Supporting Documentation** (check all that are attached):

(For jointly administered debtors, any required schedules must be provided on a non-consolidated basis for each debtor)

- ☒ Statement of cash receipts and disbursements
- ☐ Balance sheet containing the summary and detail of the assets, liabilities and equity (net worth) or deficit
- ☐ Statement of operations (profit or loss statement)
- ☐ Accounts receivable aging
- ☐ Postpetition liabilities aging
- ☐ Statement of capital assets
- ☐ Schedule of payments to professionals
- ☐ Schedule of payments to insiders
- ☒ All bank statements and bank reconciliations for the reporting period
- ☐ Description of the assets sold or transferred and the terms of the sale or transfer

/s/David Goldwasser

Signature of Responsible Party

06/18/2025

Date

David Goldwasser

Printed Name of Responsible Party

710 Avenue LBrooklyn, NY 11230

Address

STATEMENT: This Periodic Report is associated with an open bankruptcy case; therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

Debtor's Name Avon Place LLC

Case No. 25-41368

Part 1: Cash Receipts and Disbursements		Current Month	Cumulative
a.	Cash balance beginning of month	\$2,726	
b.	Total receipts (net of transfers between accounts)	\$196,186	\$0
c.	Total disbursements (net of transfers between accounts)	\$174,153	\$0
d.	Cash balance end of month (a+b-c)	\$24,759	
e.	Disbursements made by third party for the benefit of the estate	\$79,676	\$0
f.	Total disbursements for quarterly fee calculation (c+e)	\$253,830	\$0

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)		Current Month
a.	Accounts receivable (total net of allowance)	\$0
b.	Accounts receivable over 90 days outstanding (net of allowance)	\$0
c.	Inventory (Book <input type="radio"/> Market <input type="radio"/> Other <input checked="" type="radio"/> (attach explanation))	\$0
d.	Total current assets	\$0
e.	Total assets	\$40,063,599
f.	Postpetition payables (excluding taxes)	\$0
g.	Postpetition payables past due (excluding taxes)	\$0
h.	Postpetition taxes payable	\$0
i.	Postpetition taxes past due	\$0
j.	Total postpetition debt (f+h)	\$0
k.	Prepetition secured debt	\$31,685,188
l.	Prepetition priority debt	\$0
m.	Prepetition unsecured debt	\$1,287,148
n.	Total liabilities (debt) (j+k+l+m)	\$32,972,336
o.	Ending equity/net worth (e-n)	\$7,091,263

Part 3: Assets Sold or Transferred		Current Month	Cumulative
a.	Total cash sales price for assets sold/transferred outside the ordinary course of business	\$0	\$0
b.	Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$0	\$0
c.	Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$0	\$0

Part 4: Income Statement (Statement of Operations) (Not generally applicable to Individual Debtors. See Instructions.)		Current Month	Cumulative
a.	Gross income/sales (net of returns and allowances)	\$194,838	
b.	Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c.	Gross profit (a-b)	\$194,838	
d.	Selling expenses	\$0	
e.	General and administrative expenses	\$0	
f.	Other expenses	\$266,900	
g.	Depreciation and/or amortization (not included in 4b)	\$0	
h.	Interest	\$0	
i.	Taxes (local, state, and federal)	\$0	
j.	Reorganization items	\$0	
k.	Profit (loss)	\$-72,062	\$0

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Part 5: Professional Fees and Expenses

			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative	
a.	Debtor's professional fees & expenses (bankruptcy) <i>Aggregate Total</i>						
	<i>Itemized Breakdown by Firm</i>						
		Firm Name	Role				
	i						
	ii						
	iii						
	iv						
	v						
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Debtor's Name Avon Place LLC

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	xcix						
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b.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i>					
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
	i					
	ii					
	iii					
	iv					
	v					
	vi					
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	viii					
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	c						
c.	All professional fees and expenses (debtor & committees)						

Part 6: Postpetition Taxes**Current Month****Cumulative**

a.	Postpetition income taxes accrued (local, state, and federal)	\$0	\$0
b.	Postpetition income taxes paid (local, state, and federal)	\$0	\$0
c.	Postpetition employer payroll taxes accrued	\$0	\$0
d.	Postpetition employer payroll taxes paid	\$0	\$0
e.	Postpetition property taxes paid	\$0	\$0
f.	Postpetition other taxes accrued (local, state, and federal)	\$0	\$0
g.	Postpetition other taxes paid (local, state, and federal)	\$0	\$0

Part 7: Questionnaire - During this reporting period:

- a. Were any payments made on prepetition debt? (if yes, see Instructions) Yes ☐ No ☒
- b. Were any payments made outside the ordinary course of business without court approval? (if yes, see Instructions) Yes ☐ No ☒
- c. Were any payments made to or on behalf of insiders? Yes ☐ No ☒
- d. Are you current on postpetition tax return filings? Yes ☒ No ☐
- e. Are you current on postpetition estimated tax payments? Yes ☒ No ☐
- f. Were all trust fund taxes remitted on a current basis? Yes ☒ No ☐
- g. Was there any postpetition borrowing, other than trade credit? (if yes, see Instructions) Yes ☐ No ☒
- h. Were all payments made to or on behalf of professionals approved by the court? Yes ☐ No ☐ N/A ☒
- i. Do you have:
- Worker's compensation insurance? Yes ☐ No ☒
 - If yes, are your premiums current? Yes ☐ No ☐ N/A ☒ (if no, see Instructions)
 - Casualty/property insurance? Yes ☒ No ☐
 - If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
 - General liability insurance? Yes ☒ No ☐
 - If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- j. Has a plan of reorganization been filed with the court? Yes ☐ No ☒
- k. Has a disclosure statement been filed with the court? Yes ☐ No ☒
- l. Are you current with quarterly U.S. Trustee fees as set forth under 28 U.S.C. § 1930? Yes ☒ No ☐

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Part 8: Individual Chapter 11 Debtors (Only)

- | | | |
|--|-------|-----|
| a. Gross income (receipts) from salary and wages | _____ | \$0 |
| b. Gross income (receipts) from self-employment | _____ | \$0 |
| c. Gross income from all other sources | _____ | \$0 |
| d. Total income in the reporting period (a+b+c) | _____ | \$0 |
| e. Payroll deductions | _____ | \$0 |
| f. Self-employment related expenses | _____ | \$0 |
| g. Living expenses | _____ | \$0 |
| h. All other expenses | _____ | \$0 |
| i. Total expenses in the reporting period (e+f+g+h) | _____ | \$0 |
| j. Difference between total income and total expenses (d-i) | _____ | \$0 |
| k. List the total amount of all postpetition debts that are past due | _____ | \$0 |
- l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C. § 101(14A)? Yes ☐ No ☒
- m. If yes, have you made all Domestic Support Obligation payments? Yes ☐ No ☐ N/A ☒

Privacy Act Statement

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: http://www.justice.gov/ust/eo/rules_regulations/index.htm. Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.

/s/David Goldwasser

Signature of Responsible Party

CRO

Title

David Goldwasser

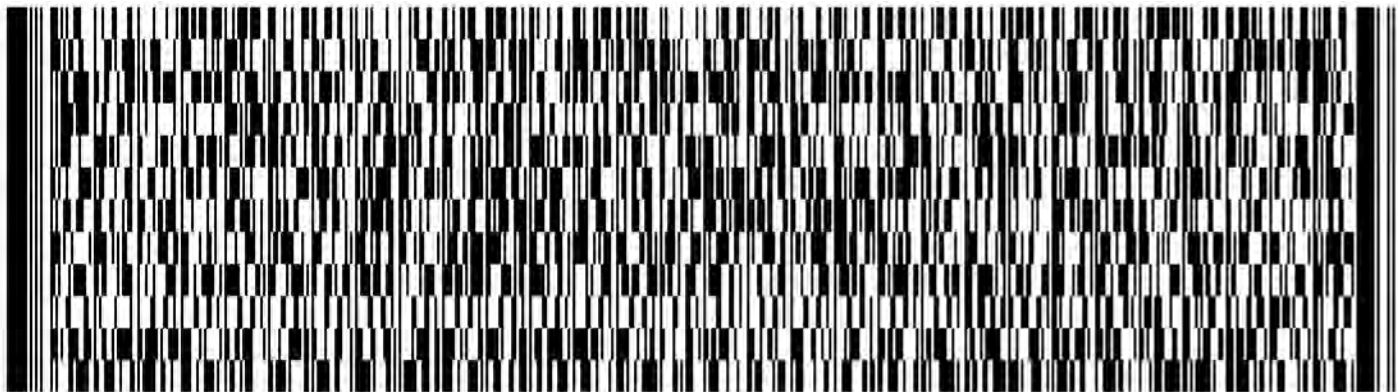
Printed Name of Responsible Party

06/18/2025

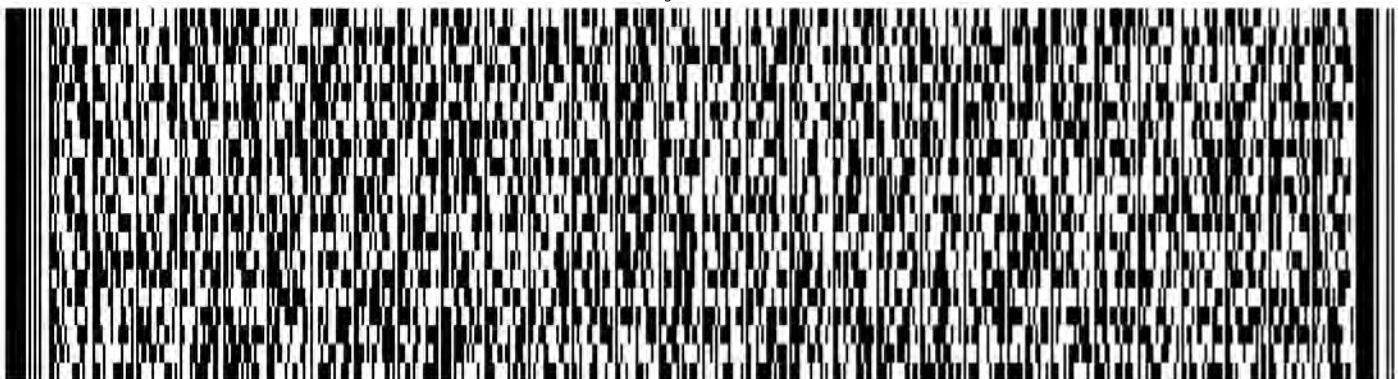
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Debtor's Name Avon Place LLC

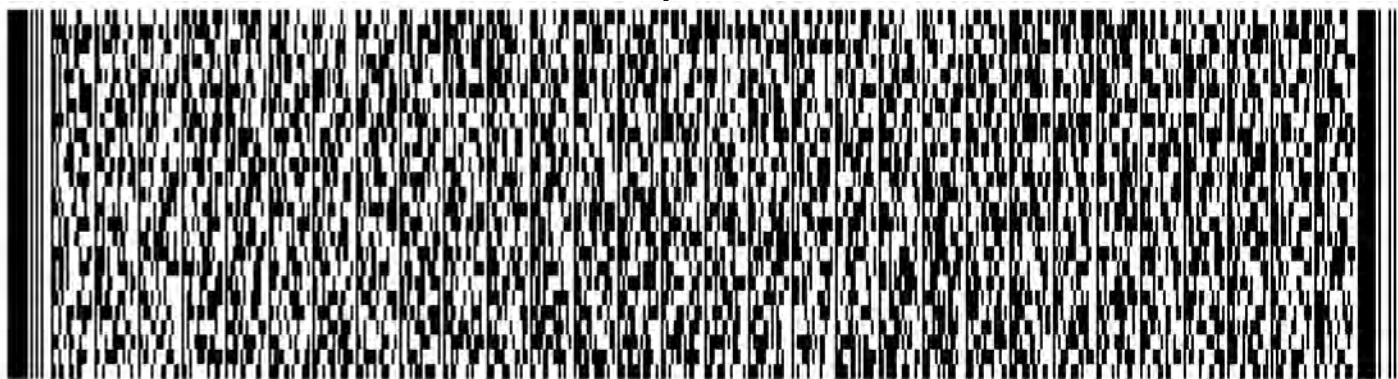
Case No. 25-41368



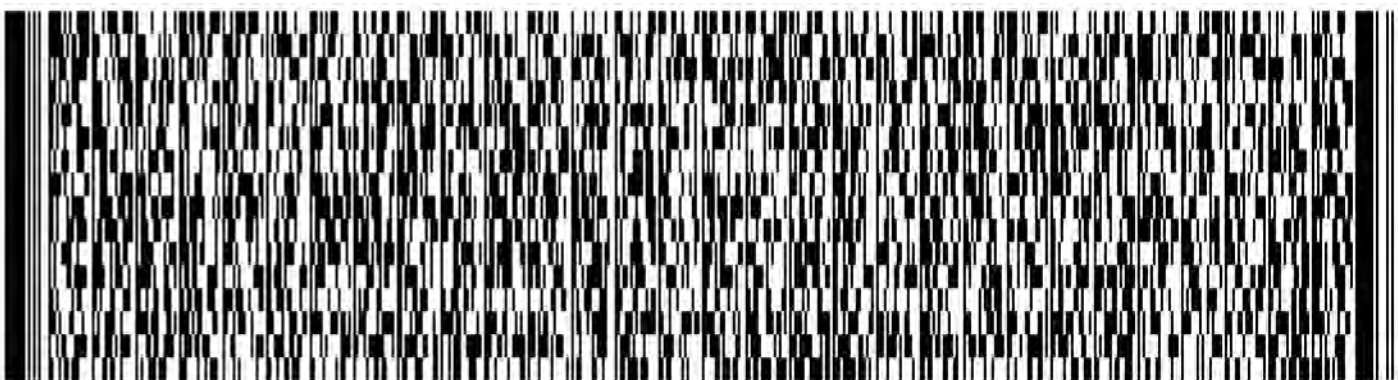
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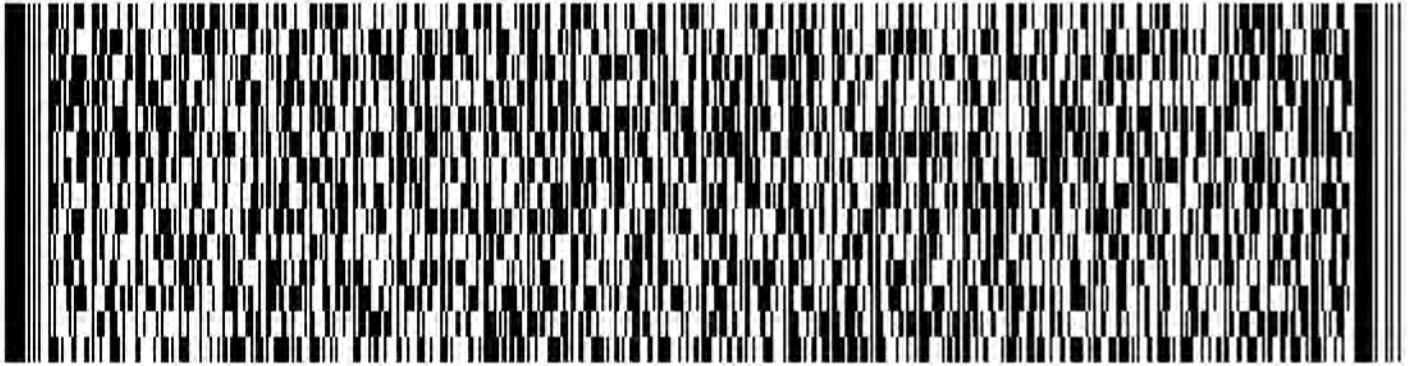
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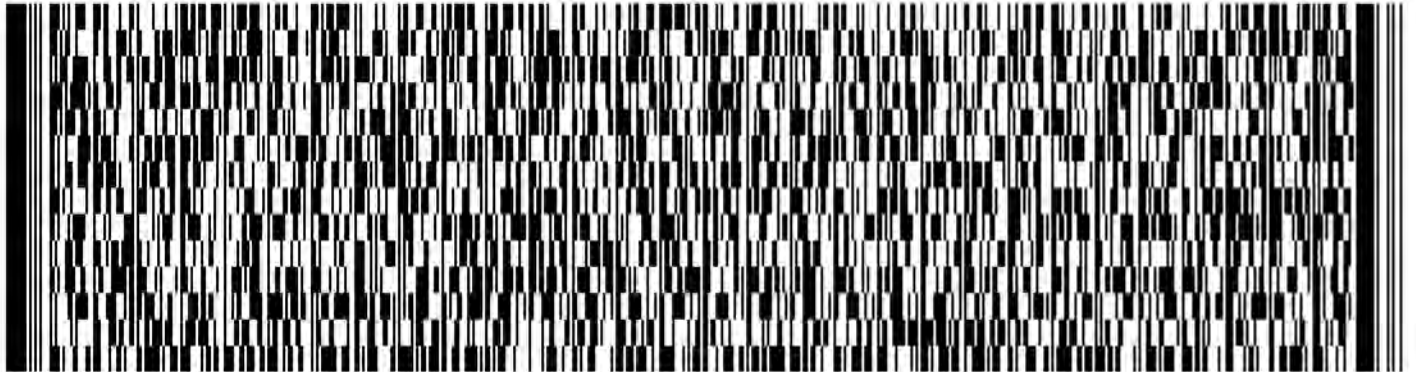
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Debtor's Name Avon Place LLC

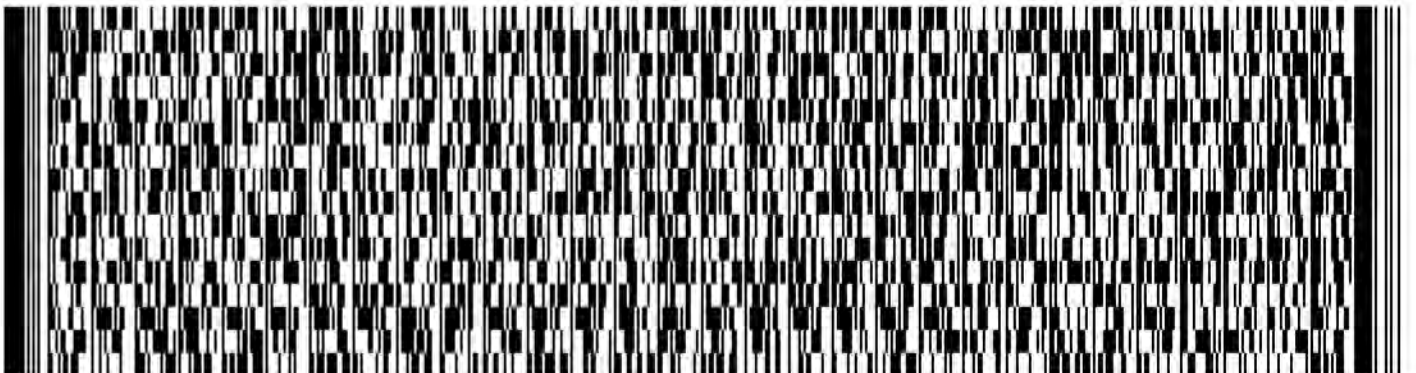
Case No. 25-41368



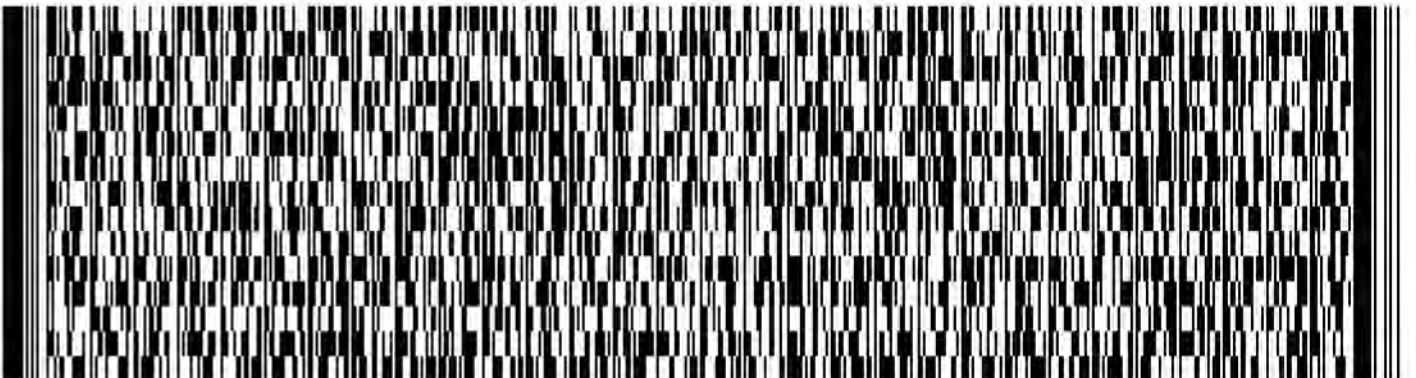
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Bankruptcy51to100



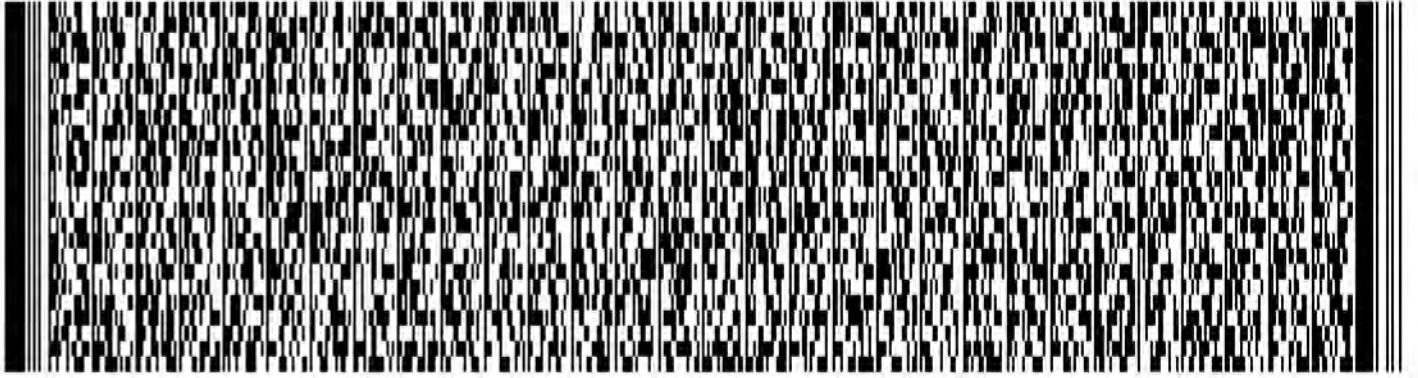
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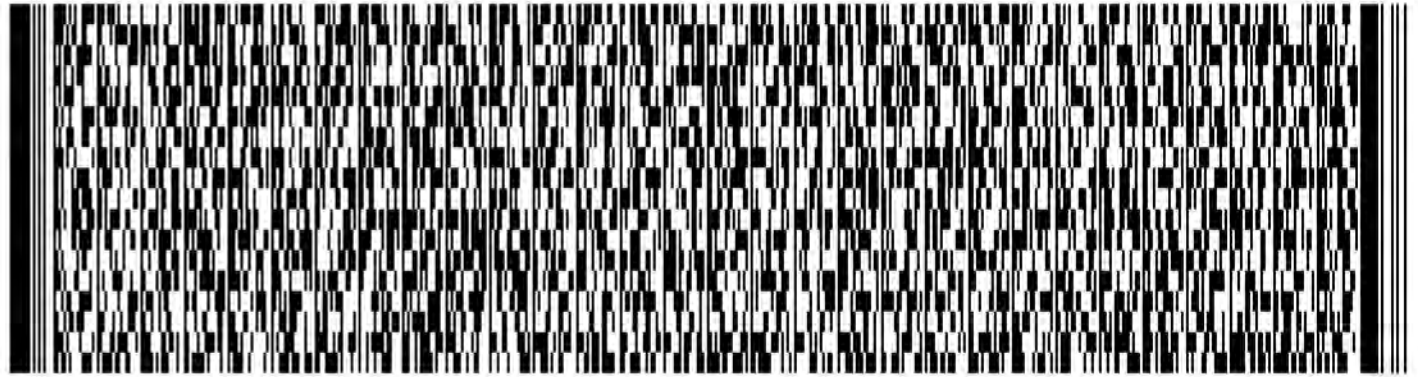
NonBankruptcy51to100

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In Re. Avon Place LLC

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Statement of Cash Receipts and Disbursements

May-25

Receipts:	Amount	Memo
	192,714.86	Rental Income

Total Receipts:	\$	192,714.86
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30.00	Bank Fee
4,752.00	Cleaning
2,427.94	Internet/Phone
7,234.00	Landscaping
19,106.79	M&R
21320.4	Payroll-Admin
8600	Payroll-Maintenance
3,000.00	Realtor Fees
13,235.37	Waste Disposal
60,779.92	Insurance
113,343.39	Adequate Protection

Total Disbursements:	\$	253,829.81
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Avon Place LLC
Case 1-25-41368-jmm
Monthly Variance Report
May-25

	Budget	Actual	Variance	Variance %
Income				
Rental Income	\$273,001.13	\$192,714.86	(\$80,286.27)	71%
Total Income	\$273,001.13	\$192,714.86	(\$80,286.27)	71%
Operating Expenses				
Advertising	\$2,678.55	\$3,000.00	(\$321.45)	-12%
All Waste	\$4,440.70	\$13,235.37	(\$8,794.67)	-198%
Bouras Landscaping	\$15,365.00	\$7,234.00	\$8,131.00	53%
Bramans Pest	\$535.70		\$535.70	100%
Century Pools	\$1,071.45		\$1,071.45	100%
Comcast	\$1,171.80	\$2,427.94	(\$1,256.14)	-107%
Hamlin Contracting	\$8,928.55		\$8,928.55	100%
Insurance	\$17,014.90	\$60,779.92	(\$43,765.02)	-257%
Kings Communication	\$214.30		\$214.30	100%
Maintenance & Repair	\$12,500.00	\$19,106.79	(\$6,606.79)	-53%
Property Management Fee (2%)	\$5,460.02	\$8,630.00	(\$3,169.98)	-58%
Orange Cleaning	\$3,014.00	\$4,752.00	(\$1,738.00)	-58%
Otis Elevator	\$928.55		\$928.55	100%
Payroll	\$15,625.00	\$21,320.40	(\$5,695.40)	-36%
Bankruptcy Advisory Fees (CRO)	\$20,000.00		\$20,000.00	100%
Taxes	\$63,125.00		\$63,125.00	100%
Utilities (Water/Sewer/Electric/Gas)	\$41,071.45		\$41,071.45	100%
Tota Operating Expenses	\$213,144.97	\$140,486.42	\$72,658.55	73%
Net Operating Income	\$59,856.16	\$52,228.44	(\$152,944.82)	-3%
Debt Service				
Loan Payment & LOC PMT	\$113,343.39	\$113,343.39	\$0.00	0%
Total Debt Service	\$113,343.39	\$113,343.39	\$0.00	0%
Net Cash Flow	\$102,513.42	(\$61,114.95)	(\$163,628.37)	-60%

General ledger

Record general journal entry View locked periods

PROPERTY OR COMPANY		UNIT	ACCOUNTS			
Avon Place	<div><div></div></div>	All (184)	Multiple (4)			
DATE RANGE		FROM	TO	ACCOUNTING BASIS	INCLUDE	
Custom		4/1/2025	4/30/2025	<div><div>Cash</div><div>Accrual</div></div>	<div><div>Fund Type</div></div>	Search
4 matches						
DATE (CASH BASIS)	PROPERTY OR COMPANY	UNIT	NAME	DESCRIPTION	AMOUNT	BALANCE
== Convenience Fee						
PRIOR BALANCE						\$10,939.06
4/1/2025	Avon Place	48-108	Unit 48-108 - Joshua McLamb	by Joshua McLamb	\$56.06	\$10,995.12
4/3/2025	Avon Place	48-211	Unit 48-211 - Donna McCormick	by Donna McCormick	\$47.84	\$11,042.96
4/4/2025	Avon Place	48-212	Unit 48-212 - Cassandra Tinley	by Cassandra Tinley	\$65.78	\$11,087.4
4/5/2025	Avon Place	47-212	Unit 47-212 - Cole Haymond	by Cole Haymond	\$31.40	\$11,140.14
4/5/2025	Avon Place	47-212	Unit 47-212 - Cole Haymond	by Cole Haymond	\$31.40	\$11,171.54
4/11/2025	Avon Place	48-218	Unit 48-218 - Gayane Genov	by Gayane Genov	\$53.07	\$11,224.61
4/18/2025	Avon Place	48-305	Unit 48-305 - Konstantia Papapateras	by Konstantia Papapateras	\$20.87	\$11,245.48
4/28/2025	Avon Place	44-102	Unit 44-102 - Vilmary Pastrana	by Vilmary Pastrana	\$19.44	\$11,264.92
Total Convenience Fee					\$325.86	\$11,264.92
== Late Fee Income						
PRIOR BALANCE						\$12,377.17
4/11/2025	Avon Place	47-310*	Unit 47-310* - Tara Dean	by Tara Dean	\$50.00	\$12,427.17
4/11/2025	Avon Place	48-218	Unit 48-218 - Gayane Genov	by Gayane Genov	\$50.00	\$12,477.17
4/30/2025	Avon Place	48-320	Unit 48-320 - Bernie Hernandez	by Bernie Hernandez	\$50.00	\$12,527.17
Total Late Fee Income					\$150.00	\$12,527.17
== Other Income						
PRIOR BALANCE						\$28,025.00
4/1/2025	Avon Place	48-206	Unit 48-206 - Manickavel Ramar	by Manickavel Ramar	\$25.00	\$28,050.00
4/3/2025	Avon Place	47-114	Unit 47-114 - Laura Fern	by Laura Fern	\$25.00	\$28,075.00
4/3/2025	Avon Place	46-B	Unit 46-B - Tammy Samperi	REVERSED - (R01) Balance is not sufficient to cover value of transaction: by Tammy Samperi	(\$25.00)	\$28,050.00
4/7/2025	Avon Place	48-203	Unit 48-203 - Robin Lindsey	by Robin Lindsey	\$25.00	\$28,075.00
Total Other Income					\$50.00	\$28,075.00
== Rent Income						
PRIOR BALANCE						\$7654,855.92
4/1/2025	Avon Place	46-B	Unit 46-B	Prepayment applied to balances	\$1,225.00	\$7656,080.92
4/1/2025	Avon Place	47-208	Unit 47-208	Prepayment applied to balances	\$1,800.00	\$7657,880.92
4/1/2025	Avon Place	47-210	Unit 47-210	Prepayment applied to balances	\$1,025.00	\$7658,905.92
4/1/2025	Avon Place	48-111	Unit 48-111	Prepayment applied to balances	\$1,700.00	\$7660,605.92
4/1/2025	Avon Place	48-306	Unit 48-306	Prepayment applied to balances	\$1,350.00	\$7661,955.92
4/1/2025	Avon Place	48-307	Unit 48-307	Prepayment applied to balances	\$2,050.00	\$7664,005.92
4/1/2025	Avon Place	48-312	Unit 48-312	Prepayment applied to balances	\$1,950.00	\$7665,955.92
4/1/2025	Avon Place	47-211*	Unit 47-211*	Prepayment applied to balances	\$1,750.00	\$7667,705.92
4/1/2025	Avon Place	47-310*	Unit 47-310*	Prepayment applied to balances	\$975.00	\$7668,680.92
4/1/2025	Avon Place	48-109	Unit 48-109 - Muthukrishnan Krishnasamy Sundararajan	by Muthukrishnan Krishnasamy Sundararajan	\$2,175.00	\$7,670,855.92
4/1/2025	Avon Place	48-221	Unit 48-221 - Seenivasan Somasundaram	by Seenivasan Somasundaram	\$1,650.00	\$7,672,505.92
4/1/2025	Avon Place	47-104	Unit 47-104 - Devon Root	by Devon Root	\$1,550.00	\$7,674,055.92
4/1/2025	Avon Place	47-104	Unit 47-104 - Devon Root	by Devon Root	\$200.00	\$7,674,255.92
4/1/2025	Avon Place	48-202	Unit 48-202 - Weiling Li	by Weiling Li	\$1,950.00	\$7,676,205.92
4/1/2025	Avon Place	47-314	Unit 47-314 - Amy Arlin	by Amy Arlin	\$2,150.00	\$7,678,355.92
4/1/2025	Avon Place	47-203*	Unit 47-203* - Carmen Baig	by Carmen Baig	\$243.00	\$7,678,598.92
4/1/2025	Avon Place	47-112	Unit 47-112 - Idrissa Thioune	by Idrissa Thioune	\$1,900.00	\$7,680,498.92
4/1/2025	Avon Place	47-320	Unit 47-320 - Travis Schoen	by Travis Schoen	\$1,925.00	\$7,682,423.92
4/1/2025	Avon Place	47-214	Unit 47-214 - Siji John	by Siji John	\$1,850.00	\$7,684,273.92
4/1/2025	Avon Place	47-120	Unit 47-120 - Vijay Krishna	by Vijay Krishna	\$2,000.00	\$7,686,273.92
4/1/2025	Avon Place	47-210	Unit 47-210 - Felipe Rodriguez	by Felipe Rodriguez	\$1,025.00	\$7,687,298.92
4/1/2025	Avon Place	48-206	Unit 48-206 - Manickavel Ramar	by Manickavel Ramar	\$1,925.00	\$7,689,223.92
4/1/2025	Avon Place	48-119*	Unit 48-119* - Grace Wickstrom	by Grace Wickstrom	\$866.00	\$7,690,089.92
4/1/2025	Avon Place	47-302	Unit 47-302 - Bhavana Thakur	by Bhavana Thakur	\$1,800.00	\$7,691,



Rent Paid

Prepared By: Empire Realty USA Corp

5/1/2025 - 5/31/2025, Avon Place

				Recurring Charges			Amount Paid				
Unit	Tenant	Lease start	Lease end	Rent	Non-Rent	Total	Rent	Non-Rent	Total	Previous Balance	Balance Due
Avon Place											
44-101	Ganga Gudi metla	10/27/2024	10/31/2025	1,800.00	0.00	1,800.00	1,800.00	0.00	1,800.00	0.00	0.00
44-102	Vilmary Past rana	1/1/2025	12/31/2025	2,000.00	0.00	2,000.00	3,350.00	90.36	3,440.36	1,350.00	0.00
44-104*	David Ossori o	2/1/2023	5/14/2025	1,775.00	0.00	1,775.00	0.00	0.00	0.00	2,200.00	4,025.00
44-108	William Ryan	5/1/2025	4/30/2026	1,850.00	0.00	1,850.00	0.00	0.00	0.00	0.00	3,700.00
44-109	Mubulayi Je an-Claude Di yoka	11/1/2024	10/31/2025	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00	0.00	0.00
44-206	Martin Garci a, Marie Gar cia	10/1/2022	4/30/2026	1,800.00	0.00	1,800.00	1,800.00	0.00	1,800.00	0.00	0.00
44-213*	John Barisa no	10/17/2024	10/31/2025	1,950.00	0.00	1,950.00	1,950.00	0.00	1,950.00	(1,950.00)	(1,950.00)
44-305	Lawrence Fri el	10/1/2022	4/30/2026	1,950.00	0.00	1,950.00	1,950.00	0.00	1,950.00	0.00	0.00
46-A	Karen Cosgr ove	10/1/2022	At will	1,475.00	0.00	1,475.00	1,475.00	0.00	1,475.00	0.00	0.00
46-B	Tammy Sam peri	10/1/2022	At will	1,450.00	25.00	1,475.00	1,650.00	255.32	1,905.32	(1,225.00)	(1,475.00)
47-101	Venkata Sim haraja	10/1/2022	8/31/2025	1,950.00	0.00	1,950.00	1,950.00	50.00	2,000.00	50.00	50.00
47-102	Yamileth No rberto	10/11/2023	At will	2,000.00	0.00	2,000.00	0.00	0.00	0.00	2,300.00	4,350.00



Rent Paid

Prepared By: Empire Realty USA Corp

5/1/2025 - 5/31/2025, Avon Place

Unit	Tenant	Lease start	Lease end	Recurring Charges			Amount Paid			Previous Balance	Balance Due
				Rent	Non-Rent	Total	Rent	Non-Rent	Total		
47-103	Mercy Nyaata	6/1/2023	At will	2,500.00	0.00	2,500.00	2,500.00	0.00	2,500.00	0.00	0.00
47-104	Devon Root	12/28/2022	12/31/2025	1,750.00	0.00	1,750.00	1,750.00	0.00	1,750.00	0.00	0.00
47-107	Tom Preston	10/1/2022	1/31/2026	1,700.00	0.00	1,700.00	1,700.00	50.00	1,750.00	0.00	0.00
47-108	Sandy Knight	10/1/2022	8/31/2025	1,415.00	0.00	1,415.00	1,415.00	0.00	1,415.00	0.00	0.00
47-109	Alexander Nguyen	10/1/2022	11/30/2025	2,050.00	0.00	2,050.00	2,050.00	0.00	2,050.00	0.00	0.00
47-110*	frank moynihan, sharon moynihan	4/1/2024	4/30/2026	1,950.00	0.00	1,950.00	1,950.00	0.00	1,950.00	0.00	0.00
47-111	Joshua Popielarczyk	7/13/2023	11/30/2025	1,875.00	0.00	1,875.00	0.00	0.00	0.00	(1,875.00)	0.00
47-112	Idrissa Thioune	10/1/2022	6/30/2025	1,900.00	0.00	1,900.00	1,900.00	0.00	1,900.00	0.00	0.00
47-114	Laura Fern	10/1/2022	At will	1,875.00	25.00	1,900.00	1,875.00	75.00	1,950.00	0.00	0.00
47-115	Karissa Kudile, jeffrey kudile	8/1/2024	7/31/2025	2,125.00	0.00	2,125.00	2,125.00	0.00	2,125.00	0.00	0.00
47-116	Ravinder Rishi	10/1/2022	11/30/2025	2,150.00	0.00	2,150.00	2,150.00	0.00	2,150.00	0.00	0.00
47-117	Michael Sullivan	10/1/2022	11/30/2025	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00	0.00	0.00
47-118	Sara Thanh, Chanthan Thanh	1/1/2024	12/31/2025	1,750.00	0.00	1,750.00	1,750.00	900.00	2,650.00	0.00	(50.00)



Rent Paid

Prepared By: Empire Realty USA Corp

5/1/2025 - 5/31/2025, Avon Place

Unit	Tenant	Lease start	Lease end	Recurring Charges			Amount Paid			Previous Balance	Balance Due
				Rent	Non-Rent	Total	Rent	Non-Rent	Total		
47-119*	Amanda Ortiz	11/1/2023	10/31/2025	2,400.00	0.00	2,400.00	2,414.00	0.00	2,414.00	(338.00)	(352.00)
47-120	Vijay Krishna	2/5/2023	11/30/2025	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00	0.00	0.00
47-201	Wayne Derooy	4/1/2024	At will	1,850.00	0.00	1,850.00	1,850.00	0.00	1,850.00	0.00	0.00
47-202	Asha Ismail	9/1/2024	8/31/2025	1,925.00	0.00	1,925.00	1,925.00	0.00	1,925.00	(1,080.00)	(1,080.00)
47-203*	Carmen Baig	5/1/2024	4/30/2026	2,400.00	0.00	2,400.00	1,593.00	0.00	1,593.00	0.00	857.00
47-204	Barbara Painé	11/4/2022	10/31/2025	1,925.00	25.00	1,950.00	1,900.00	0.00	1,900.00	550.00	2,525.00
47-205	Makayla Hodder, Corbette Berger	5/1/2025	10/31/2026	2,200.00	0.00	2,200.00	2,100.00	2,200.00	4,300.00	0.00	0.00
47-206	Senthil Chidambaram	6/1/2024	At will	1,850.00	0.00	1,850.00	1,850.00	0.00	1,850.00	450.00	500.00
47-207	Kathleen Romano, Nicholas Ramano	12/1/2023	11/30/2025	1,700.00	50.00	1,750.00	1,800.00	0.00	1,800.00	(150.00)	(200.00)
47-208	Sriram Suresh	12/21/2022	12/31/2025	1,800.00	0.00	1,800.00	1,800.00	1,800.00	3,600.00	0.00	0.00
47-209	Karthik Jayaraman	10/1/2022	At will	1,800.00	0.00	1,800.00	1,800.00	0.00	1,800.00	0.00	0.00
47-210	Felipe Rodriguez, Ronnie Palma	3/1/2024	2/28/2026	2,050.00	0.00	2,050.00	2,050.00	(1,025.00)	1,025.00	0.00	0.00
47-211*	Elizabeth Soaker	12/16/2022	1/31/2026	1,750.00	0.00	1,750.00	1,750.00	0.00	1,750.00	0.00	0.00



Rent Paid

Prepared By: Empire Realty USA Corp

5/1/2025 - 5/31/2025, Avon Place

Unit	Tenant	Lease start	Lease end	Recurring Charges			Amount Paid			Previous Balance	Balance Due
				Rent	Non-Rent	Total	Rent	Non-Rent	Total		
47-212	Cole Haymond	10/1/2022	7/31/2025	2,100.00	0.00	2,100.00	2,100.00	25.42	2,125.42	0.00	0.00
47-213	Damaris Sanchez	2/1/2024	At will	2,500.00	0.00	2,500.00	3,150.00	0.00	3,150.00	4,595.00	3,995.00
47-214	Siji John	10/1/2023	At will	1,850.00	0.00	1,850.00	1,850.00	0.00	1,850.00	0.00	0.00
47-216	Lindsey Smith, Skylar Fox, Lilli Jones	4/1/2024	5/15/2025	1,850.00	0.00	1,850.00	0.00	0.00	0.00	633.00	2,533.00
47-219	Josefina Toledo	10/1/2022	5/31/2026	2,550.00	25.00	2,575.00	2,326.00	0.00	2,326.00	9,028.00	9,327.00
47-220	Quincy Biggs	9/1/2023	8/31/2025	2,125.00	0.00	2,125.00	2,125.00	0.00	2,125.00	0.00	0.00
47-301	Noelle Hill	3/1/2025	2/28/2026	1,925.00	0.00	1,925.00	5,030.00	0.00	5,030.00	3,105.00	0.00
47-302	Bhavana Thakur, Vishal Singh Thakur, Kaashvi Thakur	4/1/2023	10/31/2025	1,975.00	0.00	1,975.00	1,975.00	0.00	1,975.00	0.00	0.00
47-303	Dorcas Mensah	10/1/2022	At will	2,500.00	0.00	2,500.00	2,500.00	0.00	2,500.00	0.00	0.00
47-305	Linda March	10/1/2022	At will	1,950.00	0.00	1,950.00	1,950.00	0.00	1,950.00	0.00	0.00
47-306	Adam Arakelian	3/20/2023	At will	1,925.00	0.00	1,925.00	1,925.00	0.00	1,925.00	0.00	0.00
47-307	Joseph Kadima, Gerdy Antoine	4/1/2025	3/31/2026	1,925.00	0.00	1,925.00	1,925.00	0.00	1,925.00	0.00	0.00



Rent Paid

Prepared By: Empire Realty USA Corp

5/1/2025 - 5/31/2025, Avon Place

Unit	Tenant	Lease start	Lease end	Recurring Charges			Amount Paid			Previous Balance	Balance Due
				Rent	Non-Rent	Total	Rent	Non-Rent	Total		
47-309	Kwame Appiah, Love Amoah	3/30/2023	At will	2,000.00	0.00	2,000.00	2,000.00	(500.00)	1,500.00	0.00	0.00
47-310*	Tara Dean, Christopher Porylo	5/1/2024	At will	1,950.00	0.00	1,950.00	1,950.00	975.00	2,925.00	0.00	0.00
47-312	Rick Thomas	10/1/2022	11/30/2025	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00	0.00	0.00
47-313	Lora Anderson, Andrei Atsian	2/1/2025	1/31/2026	1,925.00	0.00	1,925.00	3,850.00	0.00	3,850.00	0.00	(1,925.00)
47-314	Amy Arlin	10/1/2022	7/31/2025	2,150.00	0.00	2,150.00	2,150.00	0.00	2,150.00	0.00	0.00
47-315	Douglas Brown	10/1/2022	At will	2,150.00	0.00	2,150.00	2,150.00	0.00	2,150.00	0.00	0.00
47-316	Miguel Espada	1/1/2024	At will	2,250.00	0.00	2,250.00	1,350.00	0.00	1,350.00	3,900.00	4,500.00
47-317	Bwana Yusuf	6/1/2023	At will	3,100.00	0.00	3,100.00	2,348.00	0.00	2,348.00	0.00	802.00
47-318	Rachel Kennedy	3/10/2023	At will	2,450.00	0.00	2,450.00	2,450.00	0.00	2,450.00	0.00	0.00
47-319*	Venkata Miriyala, Diyana Miriyala	10/1/2022	6/30/2025	1,850.00	0.00	1,850.00	1,850.00	0.00	1,850.00	0.00	0.00
47-320	Travis Schone	8/1/2024	7/31/2025	1,925.00	0.00	1,925.00	1,925.00	0.00	1,925.00	0.00	0.00
48-103	Rohit Kumar	10/1/2022	At will	2,350.00	0.00	2,350.00	2,350.00	0.00	2,350.00	0.00	0.00
48-104	Kenneth Healy	10/1/2022	6/30/2025	1,725.00	0.00	1,725.00	1,725.00	0.00	1,725.00	0.00	0.00



Rent Paid

Prepared By: Empire Realty USA Corp

5/1/2025 - 5/31/2025, Avon Place

Unit	Tenant	Lease start	Lease end	Recurring Charges			Amount Paid			Previous Balance	Balance Due
				Rent	Non-Rent	Total	Rent	Non-Rent	Total		
48-105	Sheryl Duby	10/1/2022	At will	1,590.00	0.00	1,590.00	211.00	0.00	211.00	4,155.10	5,584.10
48-108	Joshua McLamb	10/1/2022	At will	1,875.00	0.00	1,875.00	1,875.00	0.00	1,875.00	0.00	0.00
48-109	Muthukrishnan Krishnasamy Sundarajan	10/1/2022	At will	2,175.00	0.00	2,175.00	2,175.00	0.00	2,175.00	0.00	0.00
48-110	Rebecca Bowling	10/1/2022	11/30/2025	2,025.00	0.00	2,025.00	2,025.00	0.00	2,025.00	0.00	0.00
48-111	Jordan Gomes	6/1/2024	At will	1,700.00	0.00	1,700.00	1,700.00	(1,700.00)	0.00	0.00	0.00
48-112	Fabializ Najeira, Maria Rivera	5/1/2024	At will	1,950.00	0.00	1,950.00	1,851.00	0.00	1,851.00	99.00	198.00
48-113	Breanna Macomber, Colin Dwyer	10/1/2022	5/21/2025	1,875.00	0.00	1,875.00	0.00	0.00	0.00	3,850.00	5,775.00
48-114	Patrick Casey	11/4/2022	At will	2,050.00	25.00	2,075.00	0.00	0.00	0.00	7,825.00	9,950.00
48-116	Jennifer Gomez	9/1/2023	8/31/2025	1,840.00	0.00	1,840.00	1,840.00	0.00	1,840.00	0.00	0.00
48-117	John Parent, Nicole Parent	12/1/2022	5/31/2026	1,975.00	0.00	1,975.00	1,050.00	0.00	1,050.00	800.00	1,725.00
48-118	Joanne Madson	11/15/2022	7/31/2025	1,700.00	0.00	1,700.00	1,700.00	0.00	1,700.00	0.00	0.00



Rent Paid

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5/1/2025 - 5/31/2025, Avon Place

Unit	Tenant	Lease start	Lease end	Recurring Charges			Amount Paid			Previous Balance	Balance Due
				Rent	Non-Rent	Total	Rent	Non-Rent	Total		
48-119*	Kevin Wickstrom, Grace Wickstrom	6/1/2023	At will	2,600.00	0.00	2,600.00	766.66	(1,633.32)	(866.66)	(866.66)	1,833.34
48-120	Michele Kyle s	7/1/2023	At will	1,925.00	0.00	1,925.00	0.00	0.00	0.00	(42.00)	1,933.00
48-202	Weiling Li	2/1/2024	1/31/2026	1,950.00	0.00	1,950.00	1,950.00	0.00	1,950.00	0.00	0.00
48-203	Robin Linds ey	10/1/2022	At will	2,250.00	25.00	2,275.00	2,250.00	25.00	2,275.00	0.00	0.00
48-204	Rohitkumar Babulal Patel	10/31/2024	9/30/2025	1,600.00	0.00	1,600.00	1,600.00	0.00	1,600.00	0.00	0.00
48-205	Kirby Huget	10/1/2022	8/31/2025	2,100.00	0.00	2,100.00	1,446.00	0.00	1,446.00	0.00	654.00
48-206	Manickavel Ramar	10/1/2022	8/31/2025	1,925.00	25.00	1,950.00	1,925.00	25.00	1,950.00	0.00	0.00
48-207	Chelsea Walsh, Brian Miller	10/1/2022	5/14/2025	1,600.00	0.00	1,600.00	0.00	0.00	0.00	5,300.00	6,950.00
48-208	John Pendleton	10/1/2022	7/31/2025	1,600.00	0.00	1,600.00	1,600.00	1,600.00	3,200.00	0.00	0.00
48-209	Ricardo Ramirez Jr, Stephanie Lanzo-Ramirez	11/1/2023	3/31/2026	2,050.00	0.00	2,050.00	2,050.00	0.00	2,050.00	0.00	0.00
48-210	Hal Sacks	10/1/2022	At will	1,560.00	0.00	1,560.00	1,560.00	0.00	1,560.00	0.00	0.00
48-211	Donna McCormick	6/1/2024	At will	1,600.00	0.00	1,600.00	1,600.00	47.84	1,647.84	0.00	0.00



Rent Paid

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5/1/2025 - 5/31/2025, Avon Place

Unit	Tenant	Lease start	Lease end	Recurring Charges			Amount Paid			Previous Balance	Balance Due
				Rent	Non-Rent	Total	Rent	Non-Rent	Total		
48-212	Cassandra T inley	12/1/2023	11/30/2025	2,200.00	0.00	2,200.00	2,200.00	65.78	2,265.78	0.00	0.00
48-215	Jamyra Alexander	2/12/2024	At will	1,850.00	0.00	1,850.00	0.00	0.00	0.00	7,750.00	9,650.00
48-216	Elliot Pollock	6/1/2023	5/30/2025	2,200.00	0.00	2,200.00	0.00	0.00	0.00	2,225.00	4,475.00
48-217	Abdullatif Althbyany	8/1/2024	7/31/2025	2,050.00	0.00	2,050.00	2,050.00	0.00	2,050.00	0.00	0.00
48-218	Gayane Genov, Gregoriy Genov	7/1/2024	6/30/2025	1,725.00	0.00	1,725.00	1,725.00	103.07	1,828.07	0.00	0.00
48-219	Rhonda Heard	10/1/2022	1/31/2026	1,966.00	0.00	1,966.00	1,130.00	0.00	1,130.00	2,687.00	3,573.00
48-220	Victoria Bazano	5/1/2025	4/30/2026	1,925.00	0.00	1,925.00	0.00	1,925.00	1,925.00	0.00	0.00
48-221	Seenivasan Somasundaram	10/1/2022	4/30/2026	1,650.00	0.00	1,650.00	1,650.00	0.00	1,650.00	0.00	0.00
48-302	Suresh Kumar	10/1/2022	6/30/2025	1,930.00	0.00	1,930.00	1,930.00	0.00	1,930.00	0.00	0.00
48-303	Liyu Han	4/1/2025	3/31/2026	2,500.00	0.00	2,500.00	2,500.00	0.00	2,500.00	0.00	0.00
48-305	Konstantia Papapateras	10/1/2022	4/30/2026	1,800.00	0.00	1,800.00	3,802.00	23.32	3,825.32	2,002.00	0.00
48-306	Elijah Rosenthal	10/1/2022	6/30/2025	1,650.00	0.00	1,650.00	1,650.00	0.00	1,650.00	(300.00)	(300.00)
48-307	Max Rook	10/1/2022	3/31/2026	2,050.00	0.00	2,050.00	2,050.00	0.00	2,050.00	0.00	0.00
48-308	Sahirah Muhammad	10/1/2022	At will	1,950.00	0.00	1,950.00	1,950.00	0.00	1,950.00	0.00	0.00



Rent Paid

Prepared By: Empire Realty USA Corp

5/1/2025 - 5/31/2025, Avon Place

Unit	Tenant	Lease start	Lease end	Recurring Charges			Amount Paid			Previous Balance	Balance Due
				Rent	Non-Rent	Total	Rent	Non-Rent	Total		
48-310	Amanda Nowak	10/1/2022	4/30/2026	1,700.00	0.00	1,700.00	1,700.00	0.00	1,700.00	0.00	0.00
48-311	Davien Barnes, Alyssa Berthiaume	4/1/2024	3/31/2026	2,200.00	0.00	2,200.00	2,450.00	0.00	2,450.00	250.00	0.00
48-312	Sheldon Schwartz	10/1/2022	4/30/2026	1,975.00	0.00	1,975.00	1,975.00	(1,975.00)	0.00	0.00	0.00
48-313	Waseem Islam	6/1/2023	At will	2,075.00	0.00	2,075.00	2,075.00	0.00	2,075.00	0.00	0.00
48-314	Jeffrey Sherman	10/1/2022	1/31/2026	1,850.00	0.00	1,850.00	1,850.00	0.00	1,850.00	(40.00)	(40.00)
48-315*	Karen Bissett	2/1/2023	At will	1,850.00	0.00	1,850.00	1,850.00	0.00	1,850.00	0.00	0.00
48-316	Tania Pimentel	12/1/2024	11/30/2025	2,050.00	0.00	2,050.00	500.00	0.00	500.00	2,200.00	3,800.00
48-317	Jaagruti Mishra	4/1/2024	At will	1,600.00	0.00	1,600.00	1,600.00	0.00	1,600.00	0.00	0.00
48-319	Meaghan Engel, Christopher Cassis	10/1/2022	At will	2,350.00	0.00	2,350.00	0.00	0.00	0.00	2,400.00	4,800.00
48-320	Bernie Hernandez, Shirley Hernandez, Rachel Hernandez	4/28/2023	9/30/2025	2,150.00	0.00	2,150.00	2,150.00	50.00	2,200.00	0.00	0.00
Total for Avon Place				\$216,451.00	\$225.00	\$216,676.00	\$190,837.66	\$3,452.79	\$194,290.45	\$61,837.44	\$90,692.44



Rent Paid

Prepared By: Empire Realty USA Corp

5/1/2025 - 5/31/2025, Avon Place

				Recurring Charges			Amount Paid				
Unit	Tenant	Lease start	Lease end	Rent	Non-Rent	Total	Rent	Non-Rent	Total	Previous Balance	Balance Due
Grand total				\$216,451.00	\$225.00	\$216,676.00	\$190,837.66	\$3,452.79	\$194,290.45	\$61,837.44	\$90,692.44

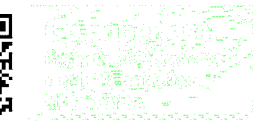
Summary	Property	Recurring Charges			Amount Paid			Previous balance	Balance due
		Rent	Non-Rent	Total	Rent	Non-Rent	Total		
	Avon Place	216,451.00	225.00	216,676.00	190,837.66	3,452.79	194,290.45	61,837.44	90,692.44
Grand total		\$216,451.00	\$225.00	\$216,676.00	\$190,837.66	\$3,452.79	\$194,290.45	\$61,837.44	\$90,692.44



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STATEMENT OF ACCOUNT



AVON PLACE LLC
DIP CASE 25-41368 EDNY
3284 N 29TH AVE
HOLLYWOOD FL 33020

Page: 1 of 2
Statement Period: May 01 2025-May 31 2025
Cust Ref #: 4446984456-039-T-###
Primary Account #: 444-6984456

Chapter 11 Checking

AVON PLACE LLC
DIP CASE 25-41368 EDNY

Account # 444-6984456

ACCOUNT SUMMARY

Beginning Balance	0.25	Average Collected Balance	30,453.19
Other Credits	192,724.86	Interest Earned This Period	0.00
		Interest Paid Year-to-Date	0.00
Electronic Payments	60,779.92	Annual Percentage Yield Earned	0.00%
Other Withdrawals	113,373.39	Days in Period	31
Ending Balance	18,571.80		

	Total for this cycle	Total Year to Date
Grace Period OD/NSF Refund	\$0.00	\$0.00

DAILY ACCOUNT ACTIVITY

Other Credits

POSTING DATE	DESCRIPTION	AMOUNT
05/19	WIRE TRANSFER INCOMING, 1/PLEASANT VALLEY HOLDINGS NY LLC	10.00
05/20	WIRE TRANSFER INCOMING, 1/PLEASANT VALLEY HOLDINGS NY LLC	192,714.86
	Subtotal:	192,724.86

Electronic Payments

POSTING DATE	DESCRIPTION	AMOUNT
05/30	CCD DEBIT, THE FIDELLA AGEN PAYMENTS 24443908	60,779.92
	Subtotal:	60,779.92

Other Withdrawals

POSTING DATE	DESCRIPTION	AMOUNT
05/21	WIRE TRANSFER OUTGOING, Hahn and Hessen LLP Master Escrow	113,343.39
05/21	WIRE TRANSFER FEE	30.00
	Subtotal:	113,373.39

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE
04/30	0.25	05/21	79,351.72
05/19	10.25	05/30	18,571.80
05/20	192,725.11		

Call 1-800-937-2000 for 24-hour Bank-by-Phone services or connect to www.tdbank.com

How to Balance your Account

Page:

2 of 2

Begin by adjusting your account register as follows:

- Subtract any services charges shown on this statement.
- Subtract any automatic payments, transfers or other electronic withdrawals not previously recorded.
- Add any interest earned if you have an interest-bearing account.
- Add any automatic deposit or overdraft line of credit.
- Review all withdrawals shown on this statement and check them off in your account register.
- Follow instructions 2-5 to verify your ending account balance.

1. Your ending balance shown on this statement is:
2. List below the amount of deposits or credit transfers which do not appear on this statement. Total the deposits and enter on Line 2.
3. Subtotal by adding lines 1 and 2.
4. List below the total amount of withdrawals that do not appear on this statement. Total the withdrawals and enter on Line 4.
5. Subtract Line 4 from 3. This adjusted balance should equal your account balance.

1	Ending Balance	18,571.80
2	Total Deposits	+
3	Sub Total	
4	Total Withdrawals	-
5	Adjusted Balance	

2	DEPOSITS NOT ON STATEMENT	DOLLARS	CENTS
	Total Deposits		2

4	WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS

	WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS
	Total Withdrawals		4

FOR CONSUMER ACCOUNTS ONLY — IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS:

If you need information about an electronic fund transfer or if you believe there is an error on your bank statement or receipt relating to an electronic fund transfer, telephone the bank immediately at the phone number listed on the front of your statement or write to:

TD Bank, N.A., Deposit Operations Dept, P.O. Box 1377, Lewiston, Maine 04243-1377

We must hear from you no later than sixty (60) calendar days after we sent you the first statement upon which the error or problem first appeared. When contacting the Bank, please explain as clearly as you can why you believe there is an error or why more information is needed. Please include:

- Your name and account number.
- A description of the error or transaction you are unsure about.
- The dollar amount and date of the suspected error.

When making a verbal inquiry, the Bank may ask that you send us your complaint in writing within ten (10) business days after the first telephone call.

We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will credit your account for the amount you think is in error, so that you have the use of the money during the time it takes to complete our investigation.

INTEREST NOTICE

Total interest credited by the Bank to you this year will be reported by the Bank to the Internal Revenue Service and State tax authorities. The amount to be reported will be reported separately to you by the Bank.

FOR CONSUMER LOAN ACCOUNTS ONLY — BILLING RIGHTS SUMMARY

In case of Errors or Questions About Your Bill:

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us at P.O. Box 1377, Lewiston, Maine 04243-1377 as soon as possible. We must hear from you no later than sixty (60) days after we sent you the FIRST bill on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights. In your letter, give us the following information:

- Your name and account number.
 - The dollar amount of the suspected error.
 - Describe the error and explain, if you can, why you believe there is an error.
- If you need more information, describe the item you are unsure about.

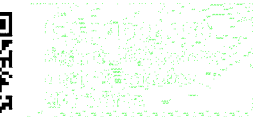
You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

FINANCE CHARGES: Although the Bank uses the Daily Balance method to calculate the finance charge on your Moneyline/Overdraft Protection account (the term "ODP" or "OD" refers to Overdraft Protection), the Bank discloses the Average Daily Balance on the periodic statement as an easier method for you to calculate the finance charge. The finance charge begins to accrue on the date advances and other debits are posted to your account and will continue until the balance has been paid in full. To compute the finance charge, multiply the Average Daily Balance times the Days in Period times the Daily Periodic Rate (as listed in the Account Summary section on the front of the statement). The Average Daily Balance is calculated by adding the balance for each day of the billing cycle, then dividing the total balance by the number of Days in the Billing Cycle. The daily balance is the balance for the day after advances have been added and payments or credits have been subtracted plus or minus any other adjustments that might have occurred that day. There is no grace period during which no finance charge accrues. Finance charge adjustments are included in your total finance charge.

**Bank**

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STATEMENT OF ACCOUNT

AVON PLACE LLC
 DIP CASE 25-41368 EDNY
 3284 N 29TH AVE
 HOLLYWOOD FL 33020

Page: 1 of 2
 Statement Period: May 01 2025-May 31 2025
 Cust Ref #: 4446984349-039-T-###
 Primary Account #: 444-6984349

Chapter 11 Checking

AVON PLACE LLC
 DIP CASE 25-41368 EDNY

Account # 444-6984349

ACCOUNT SUMMARY

Beginning Balance	0.25	Average Collected Balance	0.25
		Interest Earned This Period	0.00
Ending Balance	0.25	Interest Paid Year-to-Date	0.00
		Annual Percentage Yield Earned	0.00%
		Days in Period	31

	Total for this cycle	Total Year to Date
Grace Period OD/NSF Refund	\$0.00	\$0.00

DAILY ACCOUNT ACTIVITY

No Transactions this Statement Period

Call 1-800-937-2000 for 24-hour Bank-by-Phone services or connect to www.tdbank.com

How to Balance your Account

Page:

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3. Subtotal by adding lines 1 and 2.
4. List below the total amount of withdrawals that do not appear on this statement. Total the withdrawals and enter on Line 4.
5. Subtract Line 4 from 3. This adjusted balance should equal your account balance.

1	Ending Balance		0.25
2	Total Deposits	+	
3	Sub Total		
4	Total Withdrawals	-	
5	Adjusted Balance		

2	DEPOSITS NOT ON STATEMENT	DOLLARS	CENTS
	Total Deposits		2

4	WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS

	WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS
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Bank of America Statement



P.O. Box 15284
Wilmington, DE 19850

BANK OF AMERICA
Preferred Rewards
For Business

Customer service information

📞 1.888.BUSINESS (1.888.287.4637)

🌐 bankofamerica.com

✉ Bank of America, N.A.
P.O. Box 25118
Tampa, FL 33622-5118

AVON PLACE LLC
710 AVENUE L
BROOKLYN, NY 11230-5112

Your Business Advantage Relationship Banking Preferred Rewards for Bus Platinum Honors

for May 1, 2025 to May 31, 2025

Account number: 4830 9278 9150

AVON PLACE LLC

Account summary

Beginning balance on May 1, 2025	\$153.27
Deposits and other credits	2,348.00
Withdrawals and other debits	-0.00
Checks	-0.00
Service fees	-0.00
Ending balance on May 31, 2025	\$2,501.27

of deposits/credits: 1

of withdrawals/debits: 0

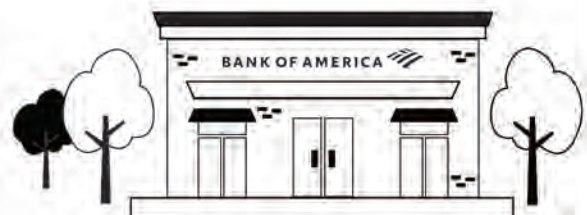
of items-previous cycle¹: 0

of days in cycle: 31

Average ledger balance: \$2,198.30

¹Includes checks paid, deposited items and other debits

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Thank you for choosing us.



SSM-07-24-0467.A | 6024375

IMPORTANT INFORMATION: BANK DEPOSIT ACCOUNTS

How to Contact Us - You may call us at the telephone number listed on the front of this statement.

Updating your contact information - We encourage you to keep your contact information up-to-date. This includes address, email and phone number. If your information has changed, the easiest way to update it is by visiting the Help & Support tab of Online Banking.

Deposit agreement - When you opened your account, you received a deposit agreement and fee schedule and agreed that your account would be governed by the terms of these documents, as we may amend them from time to time. These documents are part of the contract for your deposit account and govern all transactions relating to your account, including all deposits and withdrawals. Copies of both the deposit agreement and fee schedule which contain the current version of the terms and conditions of your account relationship may be obtained at our financial centers.

Electronic transfers: In case of errors or questions about your electronic transfers - If you think your statement or receipt is wrong or you need more information about an electronic transfer (e.g., ATM transactions, direct deposits or withdrawals, point-of-sale transactions) on the statement or receipt, telephone or write us at the address and number listed on the front of this statement as soon as you can. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number.
- Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

For consumer accounts used primarily for personal, family or household purposes, we will investigate your complaint and will correct any error promptly. If we take more than 10 business days (10 calendar days if you are a Massachusetts customer) (20 business days if you are a new customer, for electronic transfers occurring during the first 30 days after the first deposit is made to your account) to do this, we will provisionally credit your account for the amount you think is in error, so that you will have use of the money during the time it will take to complete our investigation.

For other accounts, we investigate, and if we find we have made an error, we credit your account at the conclusion of our investigation.

Reporting other problems - You must examine your statement carefully and promptly. You are in the best position to discover errors and unauthorized transactions on your account. If you fail to notify us in writing of suspected problems or an unauthorized transaction within the time period specified in the deposit agreement (which periods are no more than 60 days after we make the statement available to you and in some cases are 30 days or less), we are not liable to you and you agree to not make a claim against us, for the problems or unauthorized transactions.

Direct deposits - If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you may call us to find out if the deposit was made as scheduled. You may also review your activity online or visit a financial center for information.

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Bank of America, N.A. Member FDIC and



Equal Housing Lender



Your checking account

AVON PLACE LLC | Account # 4830 9278 9150 | May 1, 2025 to May 31, 2025

Deposits and other credits

Date	Description	Amount
05/05/25	WINDSOR LOC-7841 DES:HAP PYMT ID:XXXXXXXXX INDN:AVON PLACE LLC CO ID:1060865782 CCD	2,348.00

Total deposits and other credits

\$2,348.00

Daily ledger balances

Date	Balance (\$)	Date	Balance(\$)
05/01	153.27	05/05	2,501.27



Security tips

Tips to help protect yourself from trending scams:

- Do not be pressured to act quickly - it could be an imposter trying to steal your money.
- If asked to transfer money unexpectedly, use caution - it could be a scam.
- Never grant remote access or download apps at the request of someone you do not know.

Learn more about trending scams.

Scan the code or visit bofa.com/HelpProtectYourself.

When you use the QRC feature, certain information is collected from your mobile device for business purposes.



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Bank of America Statement



P.O. Box 15284
Wilmington, DE 19850

BANK OF AMERICA
Preferred Rewards
For Business

Customer service information

📞 1.888.BUSINESS (1.888.287.4637)

🌐 bankofamerica.com

✉ Bank of America, N.A.
P.O. Box 25118
Tampa, FL 33622-5118

AVON PLACE LLC
710 AVENUE L
BROOKLYN, NY 11230-5112

Your Business Advantage Relationship Banking Preferred Rewards for Bus Platinum Honors

for May 1, 2025 to May 31, 2025

Account number: 4830 9278 9147

AVON PLACE LLC

Account summary

Beginning balance on May 1, 2025	\$2,572.55
Deposits and other credits	1,113.28
Withdrawals and other debits	-0.00
Checks	-0.00
Service fees	-0.00
Ending balance on May 31, 2025	\$3,685.83

of deposits/credits: 1

of withdrawals/debits: 0

of items-previous cycle¹: 0

of days in cycle: 31

Average ledger balance: \$3,685.83

¹Includes checks paid, deposited items and other debits

We know you can bank anywhere.
Thank you for choosing us.



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IMPORTANT INFORMATION: BANK DEPOSIT ACCOUNTS

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Updating your contact information - We encourage you to keep your contact information up-to-date. This includes address, email and phone number. If your information has changed, the easiest way to update it is by visiting the Help & Support tab of Online Banking.

Deposit agreement - When you opened your account, you received a deposit agreement and fee schedule and agreed that your account would be governed by the terms of these documents, as we may amend them from time to time. These documents are part of the contract for your deposit account and govern all transactions relating to your account, including all deposits and withdrawals. Copies of both the deposit agreement and fee schedule which contain the current version of the terms and conditions of your account relationship may be obtained at our financial centers.

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- Tell us your name and account number.
- Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

For consumer accounts used primarily for personal, family or household purposes, we will investigate your complaint and will correct any error promptly. If we take more than 10 business days (10 calendar days if you are a Massachusetts customer) (20 business days if you are a new customer, for electronic transfers occurring during the first 30 days after the first deposit is made to your account) to do this, we will provisionally credit your account for the amount you think is in error, so that you will have use of the money during the time it will take to complete our investigation.

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Direct deposits - If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you may call us to find out if the deposit was made as scheduled. You may also review your activity online or visit a financial center for information.

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Bank of America, N.A. Member FDIC and



Equal Housing Lender



Your checking account

AVON PLACE LLC | Account # 4830 9278 9147 | May 1, 2025 to May 31, 2025

Deposits and other credits

Date	Description	Amount
05/01/25	ACH RETURN/101050 RECOVERY GEICO 09/17/24 BML250312-003146 FDES NNF 0001488 450235	1,113.28

Total deposits and other credits

\$1,113.28

Service fees

The Monthly Fee on your primary Business Advantage Relationship Banking account was waived for the statement period ending 04/30/25. A check mark below indicates the requirement(s) you have met to qualify for the Monthly Fee waiver on the account.

☐ \$15,000+ combined average monthly balance in linked business accounts has not been met

☒ Become a member of Preferred Rewards for Business has been met

For information on Small Business products and services or to link an existing account, please call 1.888.BUSINESS. For more information about the Preferred Rewards for Business program and which fees can be waived based on account eligibility and enrollment, see the Business Schedule of Fees located at bankofamerica.com/businessfeesataglance.

Daily ledger balances

Date	Balance (\$)
05/01	3,685.83



Security tips

Tips to help protect yourself from trending scams:

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- Never grant remote access or download apps at the request of someone you do not know.

Learn more about trending scams.

Scan the code or visit bofa.com/HelpProtectYourself.

When you use the QRC feature, certain information is collected from your mobile device for business purposes.



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